

CITY OF ROCHESTER  
30 CHURCH STREET

ZONING BOARD OF APPEALS  
MEETING WITH STAFF: 8:45 AM - 9:30 AM  
CONFERENCE ROOM 223B

Cases 1-6 Public Hearing Begins: 9:30 AM  
Cases 7-10 Public Hearing Begins: 11:30 AM  
CITY COUNCIL CHAMBERS 302A

January 15, 2015

**I. Meeting with Staff**

**II. Public Hearings:**

**Case:** 1 *\*Held from 12/11/14 Hearing\**  
File Number: V-052-14-15  
Case Type: Use Variance  
Applicant: Herbert Starkes  
Address: 519 Thurston Road  
Zoning District: C-1 Neighborhood Center District  
Quadrant: SW  
Purpose: To establish live entertainment accessory to an existing bar/restaurant.  
Enforcement: No  
Code Section: 120-34  
SEQR: Unlisted  
Lead Agency: Zoning Board of Appeals

**Case:** 2 *\*Held from 12/11/14 Hearing\**  
File Number: V-059-14-15  
Case Type: Area Variance  
Applicant: Nestory Ntahombaye, Nile Lutheran Mission  
Address: 500 Lyell Avenue  
Zoning District: C-1 Neighborhood Center District  
Quadrant: NW  
Purpose: To waive the off-street parking requirement associated with the establishment of a place of worship.  
Enforcement: No  
Code Section: 120-173  
SEQR: Unlisted  
Lead Agency: Zoning Board of Appeals

**Case:** 3  
File Number: V-060-14-15  
Case Type: Area Variance  
Applicant: Israel Reyes  
Address: 293 Bay Street  
Zoning District: C-1 Neighborhood Center District  
Quadrant: NE  
Purpose: To waive the off-street parking requirement associated with the legalization of a place of worship and to legalize the two existing signs that do not meet the sign requirements.  
Enforcement: Yes  
Code Section: 120-173; 120-177  
SEQR: Unlisted  
Lead Agency: Zoning Board of Appeals

<b>Case:</b>	<b>4</b>
File Number:	V-061-14-15
Case Type:	Area Variance
Applicant:	Francis Rice
Address:	87 Sanford Street
Zoning District:	R-2 Medium-Density Residential District
Quadrant:	SE
Purpose:	To legalize an existing deck in the side yard of a two-family dwelling that fails to meet the side yard setback requirement.
Enforcement:	No
Code Section:	120-20
SEQR:	Type 2
<b>Case:</b>	<b>5</b>
File Number:	V-062-14-15
Case Type:	Area Variance
Applicant:	Patrick de Keyserling
Address:	26 Ellison Street
Zoning District:	R-1 Low-Density Residential District
Quadrant:	SE
Purpose:	To convert a portion of an open front porch to living space and to waive the front yard setback associated with this request.
Enforcement:	No
Code Section:	120-11; 120-160
SEQR:	Type 2
<b>Case:</b>	<b>6</b>
File Number:	V-063-14-15
Case Type:	Area Variance
Applicant:	Jay Tovey
Address:	646 University Avenue
Zoning District:	R-2 Medium-Density Residential District (East Avenue Preservation District*)
Quadrant:	SE
Purpose:	To legalize an existing front yard parking area (17' x 20') for a three-family dwelling and to waive the associated lot coverage requirement. <i>(*Also requires a Certificate of Appropriateness from the Preservation Board.)</i>
Enforcement:	No
Code Section:	120-20; 120-173
SEQR:	Type 2
<b>Case:</b>	<b>7</b>
File Number:	V-064-14-15
Case Type:	Area Variance
Applicant:	Daniel and Carmen Zatreanu
Address:	69 Crittenden Boulevard
Zoning District:	R-1 Low-Density Residential District
Quadrant:	SE
Purpose:	To legalize a parking area in the rear yard of a single-family dwelling that exceeds the lot coverage requirements.
Enforcement:	Yes
Code Section:	120-11
SEQR:	Type 2

**Case: 8**  
File Number: V-065-14-15  
Case Type: Area Variance  
Applicant: Arthur Staley  
Address: 1046 Genesee Street  
Zoning District: R-1 Low-Density Residential District  
Quadrant: SW  
Purpose: To legalize the four space, front yard parking area of a single family dwelling.  
Enforcement: Yes  
Code Section: 120-173  
SEQR: Type 2

**Case: 9**  
File Number: V-066-14-15  
Case Type: Area Variance  
Applicant: Eshak Diamond  
Address: 91 Independence Street  
Zoning District: R-1 Low-Density Residential District  
Quadrant: SW  
Purpose: To demolish a single car garage and replace it with a two-car garage (27'x27'), thereby exceeding the building coverage and setback requirements.  
Enforcement: No  
Code Section: 120-11  
SEQR: Type 2

**Case: 10**  
File Number: V-067-14-15  
Case Type: Area Variance  
Applicant: Ed Matricia  
Address: 265 Hayward Avenue  
Zoning District: Public Market Village District  
Quadrant: NE  
Purpose: To remove and replace two existing signs that do not meet the sign requirements: a 12'x8' attached, internally-illuminated wall sign facing E. Main Street and a 24'x20" attached sign facing Braggs Alley.  
Enforcement: No  
Code Section: 120-76; 120-177  
SEQR: Type 2

Written comments may be submitted by **January 14<sup>th</sup>, 2015** to: Jill Symonds, City of Rochester, Bureau of Planning & Zoning, 30 Church Street, Room 125B, Rochester, NY 14612, or [Jill.Symonds@CityofRochester.gov](mailto:Jill.Symonds@CityofRochester.gov)